FINDINGS OF FACT AND CONCLUSIONS OF LAW AND ORDER

The Petitioner, The Grand Lodge of Ancient, Free, and Accepted Masons of Maryland, USA, filed petitions seeking:

Special Hearings: (1) To amend plan and order in zoning case 81-76X, 85-90SPH and 86-367SPH to conform them to new site plan and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational or educational uses; and, (2) Approve a modified parking plan in accordance with Section 409.12B to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility;

Special exceptions seeking: (1) To modify and alter the boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90SPH and Zoning Case 86-367SPH and to consolidate and encompass all activities as a continuing care facility in a DR zone as authorized by Section 1.B01.1C.21,

including, but not limited to, as accessory uses, pursuant to Section 432.1.B, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship; (2) To authorize on part of the site as a principal use a community building devoted to civic, social, recreational uses, as provided for in Section 1.B01.1C6, which serves also as an accessory use as an activity center for a continuing care facility; and (3) To enable maximum elevation widths of 720 feet, 720 feet and 500 feet respectively in lieu of the 300 foot maximum set forth in Section 1B01.2B.2.

Variances from: (1) CMDP V.B.2. pursuant to Section 504.2 to enable the Health Care Building to be attached to the proposed activities center with a 0 foot setback to the special exception line in lieu of the required principal building side yard of 20 feet; (2) CMDP V.B.2. pursuant to Section 504.2 to enable the proposed activities center to be attached to an office component of the continuing care facility in lieu of the required principal building side yard to 20 feet to the special exception line; (3) CMDP V.B.2. pursuant to Section 504.2 and 301.2 to enable an open porch to project within 3 feet of the front yard/special exception line in lieu of the required 18.75 feet; (4) Section 400.1 to enable existing accessory buildings and structures, inclusive of a gatehouse, living quarters, barns, sheds, shelters, gazebos, and shuffle board as shown on the site plan to be in the front or side

- 2 -

yard, and Section 400.3 to enable certain existing structures to exceed 15 feet in height; and (5) Section 1B02.2A to enable a 64 feet maximum building height to the top of the proposed activities center building roof in lieu of the permitted 50 feet.

The Petitioner was represented by Stuart D. Kaplow, Esquire. Also appearing in support of the petition were Harry Shipp, member and past-chairman of the Building Committee for the Grand Lodge and George E. Gavrelis, a professional planner and Vice President of Daft-McCune-Walker, Inc. There were no protestants.

Testimony indicated that the elderly housing facility known as the Maryland Masonic Homes at Bonnie Blink was owned and operated by The Grand Lodge of Ancient, Free and Accepted Masons of Maryland, USA. The relief requested in the several petitions is not to permit an increase in dwellings at the existing continuing care facilities, but rather, to permit construction of a proposed accessory activities center. It was explained that the principal use, community building special exception was necessary to authorize certain Grand Lodge activities serving members who are not residents of the continuing care facility.

The Petitioner presented a plat entitled "Plan and Plat to Accompany Zoning Petition 92-38SPHXA Bonnie Blink", dated July 24, 1991, which was marked as Petitioner's Exhibit 1. The Petitioner noted, however, that the site plan, footprint and plan for the property were subject to modification as the project progressed through the County Review Group process. The Petitioner was advised that copies of revisions to the site plan and the

- 3 -

development plans were to be filed with the Zoning Office for inclusion within the zoning file in this case after the plans had been approved by the CRG.

The Petitioner described the nature of the intended use of the existing continuing care facility including, the use of the proposed activity center with its banquet hall/activity center and lodge room/auditorium.

The zoning history of the property was described including, the orders in the Zoning Case Nos. 81-76X, 85-90SPHA and 86-367SPHA. Further, the modified parking plan and the desire of the Petitioner to enable the total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility were described

Mr. Gavrelis reviewed the provisions of Section 502.1 of the B.C.Z.R. and concluded that the proposed uses were within the prescribed standards and requirements as set forth for a special exception. The proposed project would be conducted without detriment to the neighborhood and would not adversely effect the public interest. The proposed uses were not at any adverse impact above and beyond those inherently associated with a special exception use, irrespective of that use's location within the zone. He specifically noted that the three special exceptions requested would not be detrimental to the health, safety, or general welfare of the community.

Expert testimony was presented as to the nature of the relief requested by the several variances. The Petitioner noted that the majority of the variances requested were required to allow the proposed activities center to be located such that it might serve as an integrated component of the existing comprehensive care building. The design and configuration of the proposed building were described.

On March 4, 1992, counsel for the Petitioner filed with the Deputy Zoning Commissioner a Motion to Revise the relief requested in the petitions. Additionally, counsel submitted a revised plat entitled "Revised Plan and Plat to Accompany Zoning Petition 92-38SPHXA Bonnie Blink," dated February 24, 1992, and requested that it be marked as Petitioner's Exhibit A-1. Specifically, the Motion requested:

- 1. To amend the relief requested in the Petition for Special Hearing to approve further modified parking plan in accordance with Section 409.12B;
- 2. To amend the relief requested in the Petition Special Exception to enable a maximum building elevation width of 760 feet in lieu of the previously requested 720 feet;
- 3. To amend the relief requested in the Petition for Special Exception to enable the area of special exception for the community building to be expanded from 1.392 acres to 2.08 acres, to incorporate the area previously shown as offices;
- 4. To amend the relief requested in the Petition for Variance to enable the proposed activities center to extend 0 feet to the special exception line in lieu of the required principal building set back of 20 feet; and

- 5 -

5. To amend the relief requested in the Petition for Variance to enable a 68 foot maximum building height in lieu of the previously requested 64 feet.

After due consideration of the testimony and evidence presented at the hearing and upon consideration of the Motion to Revise, it is clear that the relief requested should be granted. Specifically, the relief requested by special hearing should be granted enabling the existing facility to be entitled to remain as a continuing care facility with the addition of a community building, with a modified parking plan to reflect those changes. With respect to the special exception, the requested relief does not alter the earlier findings in the predecessor cases and, as with the special hearings, it is clear that this project will not be detrimental to the public health, safety, or general welfare of the community, and that it is within the spirit and intent of the B.C.Z.R. as they have been modified by Section 432. With respect to the variances requested, it is clear that strict compliance with the B.C.Z.R. would create practical difficulty and/or undue hardship such that the relief requested should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions, the relief requested in the several petitions should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County this ____ day of March, 1992 that the following relief is granted in connection with the Petitions for Special Hearing, Special Exception, and Variance,

subject, however, to the restrictions and conditions contained

- The plans and orders in zoning cases 81-376X, 85-90SPH and 86-367SPH are hereby amended to conform to the new site plan and any earlier conditions imposed are stricken, and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational or educational uses is granted.
- 2. The modified parking plan is approved in accordance with Section 409.12B to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility.
- 3. The boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90SPH and Zoning Case 86-367SPH are hereby modified and altered and consolidated to encompass all activities as a continuing care facility in a DR zone as authorized by Section 1.B01.1C.21, including, but not limited to, as accessory uses, pursuant to Section 432.1.B, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship.
- The portion of the site as depicted on Exhibit 1-A is authorized for a principal use a community building devoted to civic, social, recreational uses, as provided for in Section 1.B01.1C6, which serves also as an accessory use as an activity center for a continuing care facility.

5. The maximum elevation widths of 760 feet, 720 feet and 500 feet respectively in lieu of the 300 foot maximum set forth in Section 1B01.2B.2, are approved.

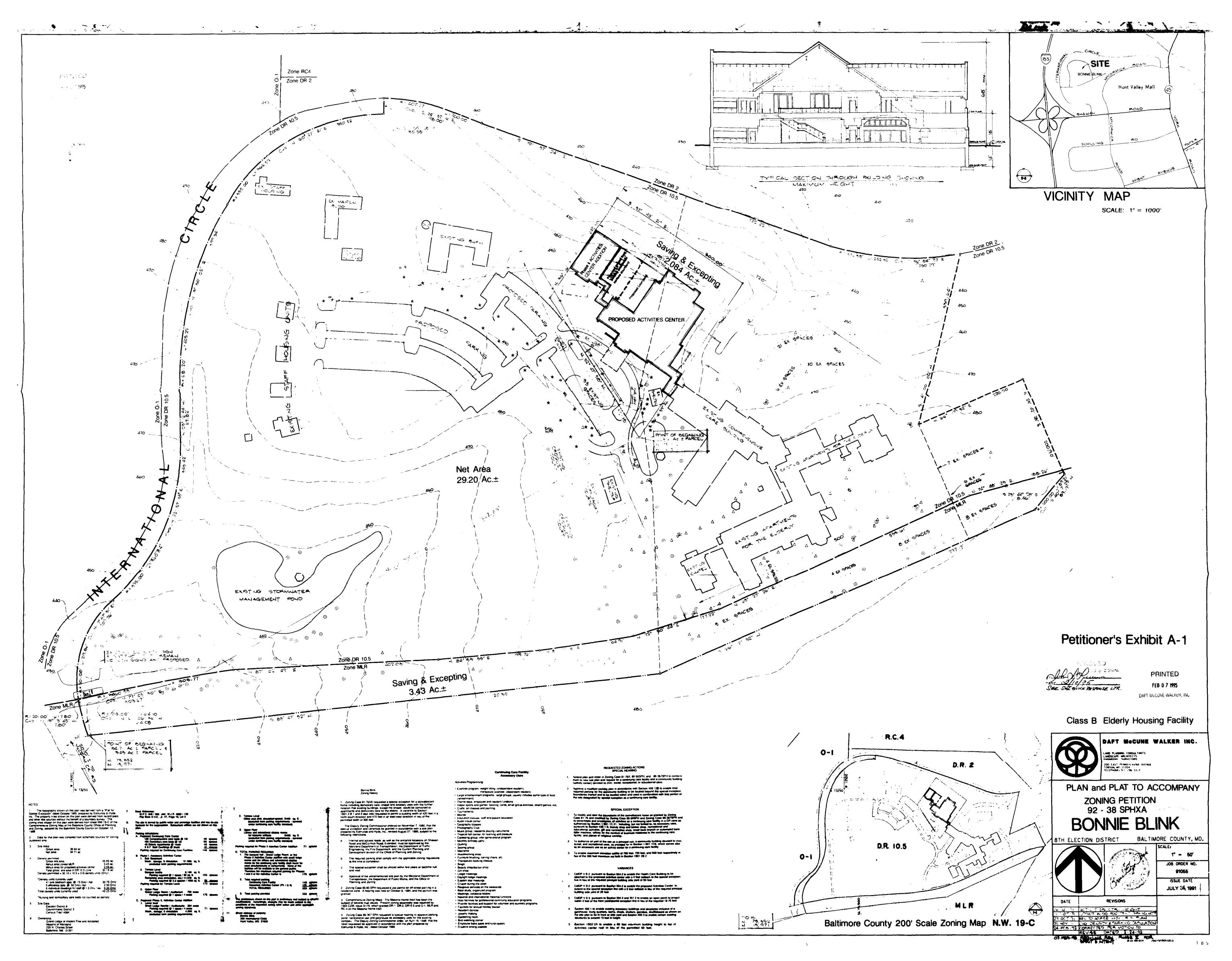
- 6. That pursuant to CMDP V.B.2. and Section 504.2 the Health Care Building may be attached to the proposed activities center with a 0 foot setback to the special exception line in lieu of the required principal building side yard of 20 feet.
- 7. That pursuant to CMDP V.B.2. and Section 504.2 the proposed activities center may extend 0 feet to the special exception line in lieu of the required principal building side yard to 20 feet to the special exception line.
- 8. That pursuant to CMDP V.B.2. and Sections 504.2 and 301.2 an open porch may project within 3 feet of the front yard/special exception line in lieu of the required 18.75 feet.
- 9. The existing accessory buildings and structures, inclusive of a gatehouse, living quarters, barns, sheds, shelters, gazebos, and shuffle board as shown on Exhibit 1-A may be in the front or side yard, and certai. existing structures may exceed 15 feet in height;
- 10. The 68 feet maximum building height to the top of the proposed activities center building roof in lieu of the permitted 50 feet is approved.
- 11. The time for commencement of the use of the special exception is five years from this date.
- 12. Prior to the issuance of any permits, Petitioner must provide all details required by all county agencies as a result of the modification to the originally approved Petitioner Exhibit A-1, including, but not limited to, all applicable zoning data.

ORDE Date

- 6 -

SIVED/FOR FILING

- 8 -



13. The Petitioner may apply for its building permit and be granted it upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at that time is at its own risk until such time as the 30 day appeal time from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> Deputy Zoning Commissioner Baltimore County

MARYLAND MASONIC HOMES REQUIRED ZONING ACTION

- 9 -

SPECIAL EXCEPTION 92-38-SPHXA

1. To modify and alter the boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90 SPH and Zoning Case 86-367SPH and to consolidate and encompass all activities as a continuing care facility in a DR zone as authorized by Section 1.B01.1C.21., including, but not limited to, as accessory uses, pursuant to Section 432.1.B, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship.

2. To authorize on part of the site as a principal use a community building devoted to civic, social, recreational uses, as provided for in Section 1.B01.1C6, which serves also as an accessory use as an activity center for a continuing care facility

3. To enable maximum elevation widths of 720 feet, 720 feet and 500 feet respectively in lieu of the 300 foot maximum set forth in Section 1B01.2B.2.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-38-SPHXA The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____ (See attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

	Legal Owner(s): THE GRAND LODGE	OF ANCIENT,
Contract Purchaser:	Legal Owner(s): THE GRAND LODGE OF MARYLAND, US FREE AND ACCEPTED MASONS OF MARYLAND, US	
	Print Name)	Jan .
(Type or Print Name)	1 the law - thirthe	4
	Signature	
Signature	(Type or Print Name)	
Address	(1ypc or 100)	
	Signature	100 :
City and State	Maryland Masonic Homes	02222
Attorney for Petitioner:		664-4444 one No.
Stuart D. Kaplow	Address	me 1.0
(Type or Print Name)	Cockeysville, MD	
	City and State	wimer COD:
Signature 210 W. Pennsylvania Ave. #630	Name, address and phone number of legal tract purchaser or representative to be or	ontacted
Address	Stuart D. Kaplow	
Towson, MD 21204 City and State	Name 210 W. Pennsylvania Ave.	#630 -3103 Phone No.
Attorney's Telephone No.: 821-3103	Address	
	Reltimore County, this	day
of, 19, that of, the Zoning Law of Baltimore Con	the subject matter of this petition be ad	lvertised, as ion through-
required by the Zoning Law of Baltimore Con	anty, in two housests	e the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore out Baltimore County, that property be posted, and that the pu

Zoning Commissioner of Baltimore County.

*ORDER RECEIVED FOR HUNG

MARYLAND MASONIC HOMES REQUIRED ZONING ACTION VARIANCE 92-38-SPHXA

1. CMDP V.B.2 pursuant to Section 504.2 to enable the Health Care Building to be attached to the proposed activities center with a 0 foot setback to the special exception line in lieu of the required principal building side yard of 20 feet.

2. CMDP V.B.2. pursuant to Section 504.2 to enable the proposed activities center to be attached to an office component proposed activities center to be actached to an office component of the continuing care facility in lieu of the required principal building side yard to 20 feet to the special exception line.

3. CMDP V.B.2. pursuant to Section 504.2 and 301.2 to enable an open porch to project within 3 feet of the front yard/special exception line in lieu of the required 18.75 feet.

4. Section 400.1 to enable existing accessory buildings and structures, inclusive of a gatehouse, living quarters, barns, sheds, shelters, gazebos, and shuffle board as shown on the site plan to be in the front or side yard, and Section 400.3 to enable certain existing structures to exceed 15 feet in height.

5. Section 1B02.2A to enable a let feet maximum building height to the top of the proposed activities center building roof in lieu of the permitted 50 feet.

MARYLAND MASONIC HOMES REQUIRED ZONING ACTION

SPECIAL HEARING 92-38-SPHXA

1. Amend plan and order in zoning case 81-76X, 85-90SPH and 86-367SPH to conform them to new site plan and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational or educational

2. Approve a modified parking plan in accordance with Section 409.12B to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility.

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-38-SPHXH The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a (See attached) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) That there are unique conditions, including historic strucures, irregularity of lot and shape, and exceptional topographical and other physical conditions peculiar and inherent to the property, and that as a result of such unique conditions, practical difficulties and unnecessary hardships arise in complying strictly with those regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property

	which is the subject of this Pention.
	Legal Owner(s): THE GRAND LODGE OF ANCIE FREE AND ACCEPTED MASONS OF MARYLAND, US
(Type or Print Name)	(Type or Print Name)
Signature	Signature John Mowilliam (mings) Grant Master
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Maryland Masonic Homes
Stuart D. Kaplow	300 International Circle 666-2222
(Type or Print Nerve)	Address Phone No.
	Cockeysville, MD 21030
Signature	City and State
210 w. Pennsylvania Ave. #63	Name, address and phone number of legal owner, con-
Address	tract purchaser or representative to be contacted
Towson, MD 21204	Stuart D. Kaplow
City and State	210 W. Pennsylvania Avenue, #630
Attorney's Telephone No.: 821-3103	Towson, MD 21204 821-3103 Address Phone No.
ORDERED By The Zoning Commissioner	r of Baltimore County, this day
	at the subject matter of this petition be advertised, as sunty, in two newspapers of general circulation throughed, and that the public hearing be had before the Zoning m 106, County Office Building in Towson, Baltimore
County, on the day	of o'clock
M.	
	Zoning Commissioner of Baltimore County.
DER RECEIVED FOR HILING	PAULITY CARINESSIONS. As Berning, a garnel.

The Zening Commissioner of Belimere County, by extenty of the Zening Adl and Regulations of Belimore County will hold a public hearing on the properly identified herein in Room 106 of the County Office Building, to caled at 111 W. Chesepeste Avenue in Towoon, Maryland 2120 Variance: to anable the Health
Care Building to he attached to
the proposed activities center
with a 0 it, setbeck to the special
exception line in fleu of the required principal building side yard
of 20 it; to enable the proposed
activities center to be attached to
an office component of the centruing care facility in leu of the required building side yard to 20 it,
to the special exception line; to
enable an open porch to project
within 3 it, of the front yard-topcial exception line in fleu of the requed 18,75 it; to enable existing
accessory buildings

MALLES OF HEALTH

PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-38-SPHXA The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the (See attached) Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): THE GRAND LODGE OF ANCIENT Contract Purchaser: FREE AND ACCEPTED MASONS OF MARYLAND, U (Type or Print Name) (Type or Print Name) The Marin Sulliff Signature John M. William Smith Tr. Frank Muster (Type or Print Name) Signature City and State Maryland Masonic Homes Attorney for Petitioner: 666-2222 300 International Circle Stuart D. Kaplow Phone No. (Type or Print Name) Cockeysville, MD 21030 City and State 210 W. Pennsylvania Ave. #630 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Stuart D. Kaplow Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Zoning Commissioner of Baltimore County.

210 W. Pennsylvania Ave., #630

Towson, MD 21204 821-3103

City and State

E.C.O.—No. 1

Attorney's Telephone No.: __821-3103

92-38-SPHXA CERTIFICATE OF POSTING

Date of Posting Linguit 30, 1991 Special Exception and Special Hearing & Recent Politicon: The Gund Forly of Univert, Free Chapted Marine of Maryland U.S.A Location of property: Exs sides of International links and W. of Melownick Location of Signe E/5 of International lines upprox- 25 north of auta

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspart published in Towson, Baltimore County, Md., once in ego of successive weeks, the first publication appearing.

THE JEFFERSONIAN,

Description

To Accompany Zoning Petition

29.20 Acre Parcel

East and South Sides of International Circle Eighth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two landscape Architecture following courses and distances measured from the intersection of the centerline of McCormick Road with the centerline of International Circle, variable width (1) Westerly and Northwesterly 2010 feet, more or less, measured along the centerline of International Circle and thence running (2) Northeasterly at right angles to said centerline 35 feet, more or less, to the point of beginning on the east side of International Circle, thence running and binding on said east side of International Circle, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the six following courses and distances viz: (1) Northwesterly by a line curving to the right with a radius of 715.00 feet for a distance of 64.10 feet (the arc of said curve being subtended by a long chord bearing North 16 degrees 06 minutes 36 seconds West 64.08 feet), thence (2) Northeasterly by a line curving to the right with a radius of 201.00 feet for a distance of 219.86 feet (the arc of said curve being subtended by a long chord bearing North 17 degrees 47 minutes 31 seconds East 209.06 feet), thence (3) Northeasterly by a line curving to the left with a radius of 395.00 feet for a distance of 360.84 feet (the arc of said curve being

Page 1 of 5

Beginning for the second at a point North 62 degrees 00 minutes 15 seconds East 1222.69 feet from the beginning of the first hereindescribed parcel of land, thence running (1) North 32 degrees 47 minutes 58 seconds West 321.18 feet, thence (2) North 36 degrees 16 minutes 39 seconds East 245.30 feet, thence (3) South 53 degrees 43 minutes 21 seconds East 300.00 feet, and thence (4) South 36 degrees 16 minutes 39 seconds West 360.00 feet to the point of beginning; containing 2.08 acres of land, more or less, which excludes said area from the special exception for a continuing care facility but includes said area as a special exception for a principal-use community building devoted to civic, social, and recreational uses and which serves also as an activity center for a continuing care facility.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE. February 27, 1992

Project No. 91055 (L91055)



subtended by a long chord bearing North 22 degrees 57 minutes 33 seconds East 348.42 feet), thence (4) North 03 degrees 12 minutes 44 seconds West 67.82 feet, thence (5) Northeasterly by a line curving to the right with a radius of 681.20 feet for a distance of 405.29 feet (the arc of said curve being subtended by a long chord bearing North 13 degrees 50 minutes 05 seconds East 399.34 feet), and thence (6) Northeasterly by a line curving to the right with a radius of 355.00 feet for a distance of 366.59 feet (the arc of said curve being subtended by a long chord bearing North 60 degrees 27 minutes 41 seconds East 350.52 feet), thence running and binding on the easternmost end of said International Circle, (7) North 01 degree 00 minutes 28 seconds East 30.58 feet to intersect the zoning line between D.R. 2 and D.R. 10.5 zones as shown on Sheet NW 19-C of the 1988 Comprehensive Zoning Map of the Baltimore County Office of Planning and Zoning, adopted by the Baltimore County Council on October 13, 1988, thence running and binding on said zoning line, the three following courses and distances, viz: (8) Southeasterly by a line curving to the right with a radius of 407.27 feet for a distance of 200.00 feet, (the arc of said curve being subtended by a long chord bearing South 74 degrees 37 minutes 16 seconds East 198.00 feet), thence (9) South 70 degrees 37 minutes 04 seconds East 722.22 feet, and thence (10) Southeasterly by a line curving to the left with a radius of 572.55 feet for a distance of 252.32 feet (the arc of said curve being subtended by a long chord bearing South 86 degrees 54 minutes 57

Page 2 of 5

seconds East 250.29 feet), thence leaving said zoning line and running (11) South 14 degrees 00 minutes 00 seconds West 339.64 feet, thence (12) North 66 degrees 17 minutes 32 seconds East 220.00 feet, thence (13) South 23 degrees 42 minutes 28 seconds East 200.90 feet, thence (14) Southwesterly by a line curving to the left with a radius of 1200.00 feet for a distance of 89.21 feet (the arc of said curve being subtended by a long chord bearing South 40 degrees 17 minutes 25 seconds West 89.19 feet), thence (15) South 66 degrees 17 minutes 32 seconds West 797.17 feet, and (16) South 83 degrees 47 minutes 52 seconds West 1120.35 feet to the point of beginning; containing 34.71 acres of land, more or less.

Saving and excepting therefrom the two following parcels of land: Beginning for the first at the beginning of the abovedescribed parcel of land, thence running and binding on the first and a portion of the second lines of the abovedescribed parcel, the two following courses and distances, viz: (1) Northwesterly by a line curving to the right with a radius of 715.00 feet for a distance of 64.10 feet (the arc of said curve being subtended by a long chord bearing North 16 degrees 06 minutes 36 seconds West 64.08 feet), and thence (2) Northwesterly by a line curving to the right with a radius of 201.00 feet for a distance of 7.80 feet (the arc of said curve being subtended by a long chord bearing North 13 degrees 13 minutes 45 seconds West 7.80 feet) to intersect the zoning line between MLR and D.R. 10.5 zones as shown on Sheet N.W. 19-C of the 1988 Comprehensive Zoning Map of the

Page 3 of 5

Baltimore County Office of Planning and Zoning, adopted by the Baltimore County Council on October 13, 1988, thence running and binding on said zoning line, the seven following courses and distances, viz: (3) Northeasterly by a line curving to the right with a radius of 3460.53 feet for a distance of 303.77 feet (the arc of said curve being subtended by a long chord bearing North 79 degrees 05 minutes 30 seconds East 303.67 feet), thence (4) North 87 degrees 02 minutes 49 seconds East 402.03 feet, thence (5) North 84 degrees 53 minutes 53 seconds East 199.76 feet, thence (6) North 81 degrees 17 minutes 18 seconds East 184.91 feet, thence (7) North 72 degrees 30 minutes 44 seconds East 177.22 feet, thence (8) North 65 degrees 27 minutes 26 seconds East 533.61 feet, and thence (9) North 74 degrees 48 minutes 23 seconds East 188.26 feet to intersect the thirteenth line of the abovedescribed parcel of land, thence leaving said zoning line and running and binding on the remainder of said thirteenth line and also binding on the forteenth through sixteenth lines, inclusive, of said parcel of land, the four following courses and distances, viz: (10) South 23 degrees 42 minutes 28 seconds East 8.46 feet, thence (11) Southwesterly by a line curving to the left with a radius of 1200.00 feet for a distance of 89.21 feet (the arc of said curve being subtended by a long chord bearing South 40 degrees 17 minutes 25 seconds West 89.19 feet), thence (12) South 66 degrees 17 minutes 32 seconds West 797.17 feet, and thence (13) South 83 degrees 47 minutes 52 seconds West 1120.35 feet to the point of beginning; containing 3.43 acres of land, more or less.

Page 4 of 5

WRITER S DIRECT NUMBER IS

(410) 494-6251

VENABLE, BAETJER AND HOWARD ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS 210 ALLEGHENY AVENUE P.O. BOX 5517 TOWSON, MARYLAND 21285-5517 (410) 494 6200

ROCKVILLE, MD BEL AIR, MD FAX 14101 821 0147 RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942)

- Case No. 92-38-SPHXA

September 3, 1993

ZONING CUMMISSIUMER

400 Washington Avenue Towson, Maryland 21204 Re: - The Grand Lodge of Ancient, Free and Accepted Masons of Maryland, Inc. ("the Grand Lodge"), Petitioner - Approval of Multi-Purpose Building

Dear Mr. Kotroco:

Timothy M. Kotroco,

Deputy Zoning Commissioner

First Floor, Old Courthouse

BALTIMORE, MD

WASHINGTON, D. C.

MCLEAN. VA

JOHN B. HOWARD

On behalf of our client, the Maryland Masonic Homes, I would like to provide clarification as to the use of the Multi-Purpose Building which was approved in the above-referenced case and is currently under construction.

As you may recall, your Order in Case No. 92-38-SPHXA approved the use of the Multi-Purpose Building by both the Grand Lodge as well as the Maryland Masonic Homes. Under the organizational structure of the Masonic Order, however, the Grand Lodge and the Maryland Masonic Homes are separate entities governed by separate Boards.

Recently, the Board of Managers of the Grand Lodge and the Board of Trustees of the Maryland Masonic Homes convened and adopted a Joint Resolution concerning the Multi-Purpose Building. In this Resolution it was resolved that the Multi-Purpose Building would be used only for Grand Lodge functions and would be controlled and managed exclusively by the Grand Lodge's Board of Managers.

In accordance with the action taken by the Board of Managers and the Board of Trustees, I would request that the Joint Resolution, a copy of which is attached hereto, be made a part of your office's file in Case No. 92-38-SPHXA. In addition, we have Timothy M. Kotroco September 3, 1993 Page 2

advised the various County agencies (listed below) which reviewed the permit applications for the Multi-Purpose Building of the Joint Resolution by copy of this letter.

On behalf of the Masons, I thank you for your attention to this matter.

Yours truly,

water to improved to extend John B. Howard

GPW/gpw enclosure

cc: William M. Clark, Jr., M.W.G.M. Jack R. Frazier, R.W.G.S. Robert H. Fish, Executive Director Dept. of Permits and Licenses (Permits Nos.: B121153, B121799, B127500, B139796, B145677, B143789, P139797, P142838, P147703) Dept. of Building Plans Review (Permits Nos.: B121153, B121799, B127500) (Permit Nos.: B121153, B127500, B139796, B145677, B143789) Dept. of Fire Plans Review Dept. of Enviornmental Protection & Resource Management (Permit Nos.: B121153, B121799, B127500) Dept. of Sediment Control Enforcement (Permit Nos.: B121153, B121799, B127500) Zoning Administration and Development Management (Permit Nos.: B121153, B121799, B127500) Dept. of Public Services (Permit Nos.: B121153, B121799, B127500) Dept. of Plumbing Inspection (Permit Nos.: P139797, P142838, P147703)

KOTROCO2.GPW

VENABLE, BAETJER AND HOWARD ATTORNEYS AT LAW A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

210 ALLEGHENY AVENUE

P.O. BOX 5517

TOWSON, MARYLAND 21285-5517

(410) 494 6200

FAX (410) B21 0147

September 3, 1993

BALTIMORE, MD WASHINGTON, D. C. MCLEAN: VA BEL AIR, MD

RICHARD M. SENABLE 11839 1910) FEWIN G. BAETJER 11868 1945) CHARLES MCH. HOWARD (1870 1942 JOHN B. HOWARD

WRITER'S DIRECT NUMBER IS

(410) 494-6251

WCR

Timothy M. Kotroco, Deputy Zoning Commissioner First Floor, Old Courthouse 400 Washington Avenue

Towson, Maryland 21204 Re: - The Grand Lodge of Ancient, Free and Accepted Masons of Maryland, Inc. ("the Grand Lodge"), Petitioner - Approval of Multi-Purpose Building Case No. 92-38-SPHXA

Dear Mr. Kotroco:

On behalf of our client, the Maryland Masonic Homes, I would like to provide clarification as to the use of the Multi-Purpose Building which was approved in the above-referenced case and is currently under construction.

As you may recall, your Order in Case No. 92-38-SPHXA approved the use of the Multi-Purpose Building by both the Grand Lodge as well as the Maryland Masonic Homes. Under the organizational structure of the Masonic Order, however, the Grand Lodge and the Maryland Masonic Homes are separate entities governed by separate

Recently, the Board of Managers of the Grand Lodge and the Board of Trustees of the Maryland Masonic Homes convened and adopted a Joint Resolution concerning the Multi-Purpose Building. In this Resolution it was resolved that the Multi-Purpose Building would be used only for Grand Lodge functions and would be controlled and managed exclusively by the Grand Lodge's Board of Managers.

In accordance with the action taken by the Board of Managers and the Board of Trustees, I would request that the Joint Resolution, a copy of which is attached hereto, be made a part of your office's file in Case No. 92-38-SPHXA. In addition, we have

Page 5 of 5

88 3353

RE: Item No. 45, Case No. 92-38-SPHXA Petitioner: The Grand Lodge of Masons Petition for Special Hearing, Variance and Special Exception

Dear Mr. Kaplow:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

cc: Mr. John McWilliam Smith The Grand Lodge of Ancient Free and Accepted Masons 300 International Circle Cockeysville, MD 21030

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zening

HTI West Chesapeake Avenue Towson, MD 2120 i

~~ ~ ~ ~ ~ ~ ~

Your petition has been received and accepted for filing this 16th day of July, 1991.

Zoning Plans Advisory Committee

Petitioner: The Grand Lodge of Ancient Free and Accepted Mason

Petitioner's Attorney: Stuart D. Kaplow

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 70, 1991 Zoning Administration and Development Management

RE: Zoning Advisory Committee Meeting for August 20, 1991

FROM: Robert W. Bowling, P.E.

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 55, 57, 58, 57, 60, 61 and 63.

For Item 52, this site must be submitted through the minor subdivision process for review and comments. For Item 45, a revised County Review Group Meeting is

required for these additions. For Item 49, the previous County Review Group Comments

are still applicable. For Item 56, the location given for the sign appears to be within the right of way of the public road.

Developers Engineering Division

REV. II-SEPT-91

Education County Covernment Zonna Commissionet connector Pharmag and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

March 5, 1992

Stuard D. Kaplow, Esquire Frank, Bernstein, Conaway and Goldman 300 East Lombard Street

Baltimore, Maryland 21202 RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND ZONING VARIANCE E & S/S International Circle, W of McCormick Road

8th Election District - 3rd Councilmanic District The Grand Lodge of Ancient, Free and Accepted Masons of Maryland, Inc. - Petitioner Case No. 92-38-SPHXA

Dear Mr. Kaplow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted in accordance with the attached

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> Very truly yours, TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

cc: People's Counsel

FRANK, BERNSTEIN, CONAWAY & GOLDMAN 300 EAST LOMBARD STREET 1003 WEST SEVENTH STREET

6701 DEMOCRACY BOULEVARD BETHESDA, MARYLAND 20817 (30) 897 8282 1730 M STREET, N W WASHINGTON, D. C. 20036 (202) 416 0213

1555 WILSON BOULEVARD

ARLINGTON, VIRGINIA 22209

(7일막 875 86명)

BALTIMORE, MARYLAND 21202 (410) 625-3500 (703) 556·96⁷⁶ FACSIMILE 4101 625 3702 CABLE FRASKOP TELEX 87939

30-663 5335 2.0 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204 4 1 Pát 1919

FREDERICK, MARYLAND 21701

- wester / 1 # ↑ **3526**

March 4, 1992

VIA HAND DELIVERY

Timothy M. Kotroco, Deputy Zoning Commissioner Office of the Zoning Commissioner Old Court House - First Floor 400 Washington Avenue Towson, Maryland 21204

Re: Maryland Masons Case No.: 92-38-SPHXA

Dear Tim:

I wanted to drop you a quick note to follow-up our conversation of the other day with respect to the pending case for the Grand Lodge of Ancient, Free, And Accepted Masons Of Maryland, the Grand Lodge of Ancient, Free, And Accepted Masons of Maryland, USA. As you will recall, we spoke about the revised plat depicting the site plan, building footprint, and plan as proposed to be the site plan, building lootprine, and plan as proposed to ze modified and the necessity to revise the relief requested in the modified and the necessity to revise the refret requested in the pending Petitions. (As you will recall, no Order has yet been signed as a result of the hearing.)

In furtherance of our discussions, please find enclosed a Motion to Revise detailing specifically on pages 4 and 5 the revisions to the relief requested in the original Petitions for special hearing, special exception, and variance. Submitted with that Motion is a revised plan as identified in the Motion as Petitioner's Exhibit A-1. (For ease in reviewing the modifications requested in the Motion, I have enclosed a second copy of the requested in the motion, I have entrosed a second copy of revised plat with the changes marked in yellow highlighter.)

Also, find enclosed two copies of a revised Metes and Bounds Description that doVE tails with the revised area of the special exception.

Finally, please find enclosed a proposed finding of fact and conclusions of law and order in a form that parallels your findings in other cases.

K:\SDK\CL1\155644.LTR

FRANK. BERNSTEIN, CONAWAY & GOLDMAN

Timothy M. Kotroco, Deputy Zoning Commissioner March 4, 1992 Page 2

I realize that you are in Annapolis today, however, I will attempt to meet with you on Thursday, March 5, 1992 to more fully describe the details of our request. As is always the case, my client is awaiting a signed Order to apply for a foundation permit.

Thanking you for all of your courtesies in this matter, I am,

Mincerely, Stuart D. Kaplow

SDK:tlg Enclosures

K:\SDK\CLI\155644.LTR

March 4, 1992

The topography shown on this plan was derived from a "Plat for Special Exception" dated October 1985, prepared by Edmunds & Hyde, Inc. The property lines shown on this plan were derived from record plats and other title sources without the benefit of a boundary survey. The zoning lines shown on this plan were derived from sheet NW 19-C of the Comprehensive Zoning Map of the Baltimore County Office of Planning and Zoning, adopted by the Baltimore County Council on October 13,

PETITIONER(S) SIGN-IN SHEET

300 E 648488 21302

BCX 438 GILLIUDING, Ind

200 E Penn Ave Tonson 21204

PLEASE PRINT CLEARLY

STUDY D KAPION

HARRY 5. SHILT JIC

2. Data for this plan was compiled from schematic sources for zoning purposed only.

Site Area:

Gross area 34.71 ac.

4. Density permitted: Gross site area: Minus area zoned MLR: Minus area for proposed activities center:

1.39 ac. 30.87 ac. Total gross site area of DR 10.5 zone Density permitted = $30.87 \times 10.5 = 324$ density units (DnU). Density units currently used: 100 domiciliary care beds @ .25 DnU / Bed 25.00 DnU 30.75 DnU

41 one bedroom apts. @ .75 DnU / Apt. 5 efficiency apts. @ .50 DnU./ Apt. 2.50 DnU 6 individual dwellings for staff @ 1.5 Dnu / ea 9.00 DnU density units currently used 67.25 DnU Total density units currently used

5. Site Data: Election District 8 Councilmatic District 3 Census Tract 4084

Ownership: Grand Lodge of Ancient Free and Accepted Masons of Maryland 225 N. Charles Street Baltimore, Md. 21201

Deed Reference: W.P.C. 645 / 333 and W.J.R. 3683 / 139 Plat Book E.H.K., Jr. 47, Page 16, Lot 2

35.69 ac.

3.43 ac.

Maryland Mason Homes ₹00 International Circle Cockeysville, Maryland

E & S Sides of International Circle and W of McCormick Road "Bonnie Blink" 8th Election District - 3rd Councilmanic Petitioner(s): The Grand Lodge of Ancient, Free and Accepted Masons of Maryland, USA HEARING: FRIDAY, SEPTEMBER 20, 1991 at 3:00 p.m.

Dear Petitioner(s):

Please be advised that \$377.87 is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

cc: Stuart D. Kaplow, Esq.

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120)

88 3353



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-38-SPHXA E & S Sides of International Circle and W of McCormick Road "Bonnie Blink"

8th Election District - 3rd Councilmanic Petitioner(s): The Grand Lodge of Ancient, Free and Accepted Masons of Maryland, USA HEARING: FRIDAY, SEPTEMBER 20, 1991 at 3:00 p.m.

Variance to enable the Health Care Building to be attached to the proposed activities center with a 0 ft. setback to the special exception line in lieu of the required principal building side yard of 20 ft.; to enable the proposed activities center to be attached to an office component of the continuing care facility in lieu of the required principal building side yard to 20 ft. to the special exception line; to enable an open porch to project within 3 ft. of the front yard/special exception line in lieu of the required 18.75 ft.; to enable existing accessory buildings and structures, inclusive of a gatehouse, living quarters, barns, sheds, shelters, gazebos, and shuffle board as shown on the site plan to be in the front or side yard, and to enable certain existing structures to exceed 15 ft. in height; and to enable a 64 ft. maximum building height to the top of the proposed activities center building roof in

lieu of the permitted 50 ft. Special Exception to modify and alter the boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90-SPH and Zoning Case 86-367-SPH and to consolidate and encompass all activities as a continuing care facility in a DR zone ., including, but not limited to, as accessory uses, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship; to authorize on part of the site as a principal use a community building devoted to civic, social, recreational uses, which serves also as an accessory use as an activity center for a continuing care facility; to enable maximum elevation widths of

720 ft., 720 ft. and 500 ft. respectively in lieu of the 300 maximum. Special Hearing to amend plan and order in Zoning Case 81-76-X, 85-90-SPH and 86-367-SPH to conform them to new site plan and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational or educational uses; to approve a modified parking plan; to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility.

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120 r

887-3353

Jugust 5, 1991

The Grand Lodge of Ancient Free and Accepted Masons of Maryland Maryland Masonic Homes 300 International Circle Cockeysville, MD 21030

RE: Petition Filed in Zoning Office Item Number 45

Dear Petitioner:

This letter is to inform you that, due to a technical problem. your Petitions for Special Hearing and Special Exception and Variance have not been placed on the agenda for the week of August 13, 1991. According to our records, this Petition was filed on July 29, 1991 with Mitchell J. Kellman.

In order for this Petition to be placed on the next agenda, you must contact Mr. Kellman at 887-3391 to rectify the problem.

JRH:scj

cc: Stuart D. Kaplow, Esquire 210 West Pennsylvania Avenue Suite #630 Towson, MD 21204

LAW OFFICES FRANK, BERNSTEIN, CONAWAY & GOLDMAN

SIO WEST PENNSYLVANIA AVENJE

TOWSON, MARYLAND 21204

100 EAST LOMBARD STREET BALTIMORE, MARYLAND 21202 (40) 625 3500

10227 WINCOPIN CIRCLE

COLUMBIA, MARYLAND 21044

(301) 710 9477

2799 LEESBURG PIKE

TYSONS CORNER VIRGINIA 22043

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(301) 821-3100 FACSIMILE (301) 821-3116 CABLE FRASKOP TELEX 87939

FREDERICK, MARYLAND 21701 (30) 663 5335 6701 DEMOCRACY BOULEVARD BETHESDA, MARYLAND 20817 (301) 897 8282

IN WEST CHURCH STREET

WRITERS DIRECT NUMBER 821-3103

July 24, 1991

Arnold Jablon, Director Office of Zoning Administration and Development Management 111 W. Chesapeake Avenue Towson, MD 21204

RE: Maryland Masonic Homes

92-38-SPHXA

Dear Arnold:

This letter will confirm our conversation of some weeks ago when Ed Hale and I met with you with respect to the planned addition to the Maryland Masonic Homes property at Bonnie Blink, and, also, to confirm that we are this date filing petitions for special hearing, special exception, and zoning variance.

As you may recall, the Masons are under an extremely tight timetable and through the good graces of the Economic Development Commission, we are simultaneously with this filing proceeding with reviews by the various County department and agencies such that we can meet our September construction start

Be assured that the Masons understand and appreciate your efforts in agreeing to have this matter scheduled for a public hearing forty-five days from the date of filing.

Also, be aware that my client understands that under the scenario allowing for an expedited hearing, the normal review of the petition and accompanying materials usually accomplish at the time of filing will not take place. Any risk associated with omitting the filing conference is born by your petitioner, its counsel, and engineers.

12 22 JANE 1/

RUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BARTIMORE COUNTY, MARYLAND

DATE: September 26, 1991

Mr. Arnold Jablon, Director Office of Zoning Administration

and Dovelopment Management

FROM: Rahee J. Famili HUBJECT: Z.A.C. Comments

99, 60, 61 and 63.

M A.C. MEETING DATE: August 20, 1991

This office has no comments for item numbers 45, 52, 55, 56, 57, 58,

Traffic Engineer II

RJF/1vd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE September 27, 1991

ZONING COMMISSIONER, DEPARTMENT ZONING

RICHARD F. SEIM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 45

PROPERTY OWNER: The Grand Lodge of Ancient, Free & Accepted Masons of Maryland, USA LOCATION: E&S/S International Circle, W of McCormick Rd

ELECTION DISTRICT: 8th COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

(V) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () NUMBER PARKING SPACES () BUILDING ACCESS

() RAMPS (degree slope) () CURB CUTS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(/) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).

(//) OTHER - The proposed Activities Center and proposed future office addition shall comply with Article 5 of the 1990 BOCA Basic Building Code for height and area requirements. These proposed buildings, being (see back)
PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY

COUNCIL BILL #192-90 EFFECTIVE 1/13/91

BALTIMORE COUNTY, MARYLAND

DEGE VED

ZONING COMMISSIONE

1 2 1931

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: September 10, 1991 Zoning Administration and Development Management

Pat Keller, Deputy Director

Office of Planning and Zoning SUBJECT: The Grand Lodge of Ancient

Free and Accepted Masons of Maryland USA, Item No. 45 92-38-5PHXA

In reference to the petitioner's request, staff offers the following comments:

-A CRG review for this project will be required.

-A review of the zoning histor indicates that several construction phases have been completed over the last few years. A master plan for the entire site would assist staff in reviewing the site in the context of developing a rational and efficient site layout and ensuring better relationships between parking and buildings.

-This office is concerned about who will be using the facilities. If this facility is meant to serve freemasons in the region, additional traffic related issues may need to be dealt with.

-To ensure an unobstructed view of the existing main building and to make certain that building to building relationships are complementary, a perspective elevation view should be submitted for review. In addition, compatibility of architectural style and materials used in the proposed building is imperative.

-This office questions the need of constructing a 2-story building to a height of 50 ft.

-The existing roadways appear to be too narrow to support additional 2-way traffic.

-The spatial relationship of the turnaround, canopy and the existing parking area is too tight. A 3 ft. clearance is not sufficient between the canopy and the parking lot. Existing spaces in this vicinity should be removed to improve the visual and functional quality of the building entrance.



Castile 1 Harles

Baltimore County
Zoning Commission Zoning Commisioner County Office Building 117 West Chesapeake Avenue owson Maryland 21204

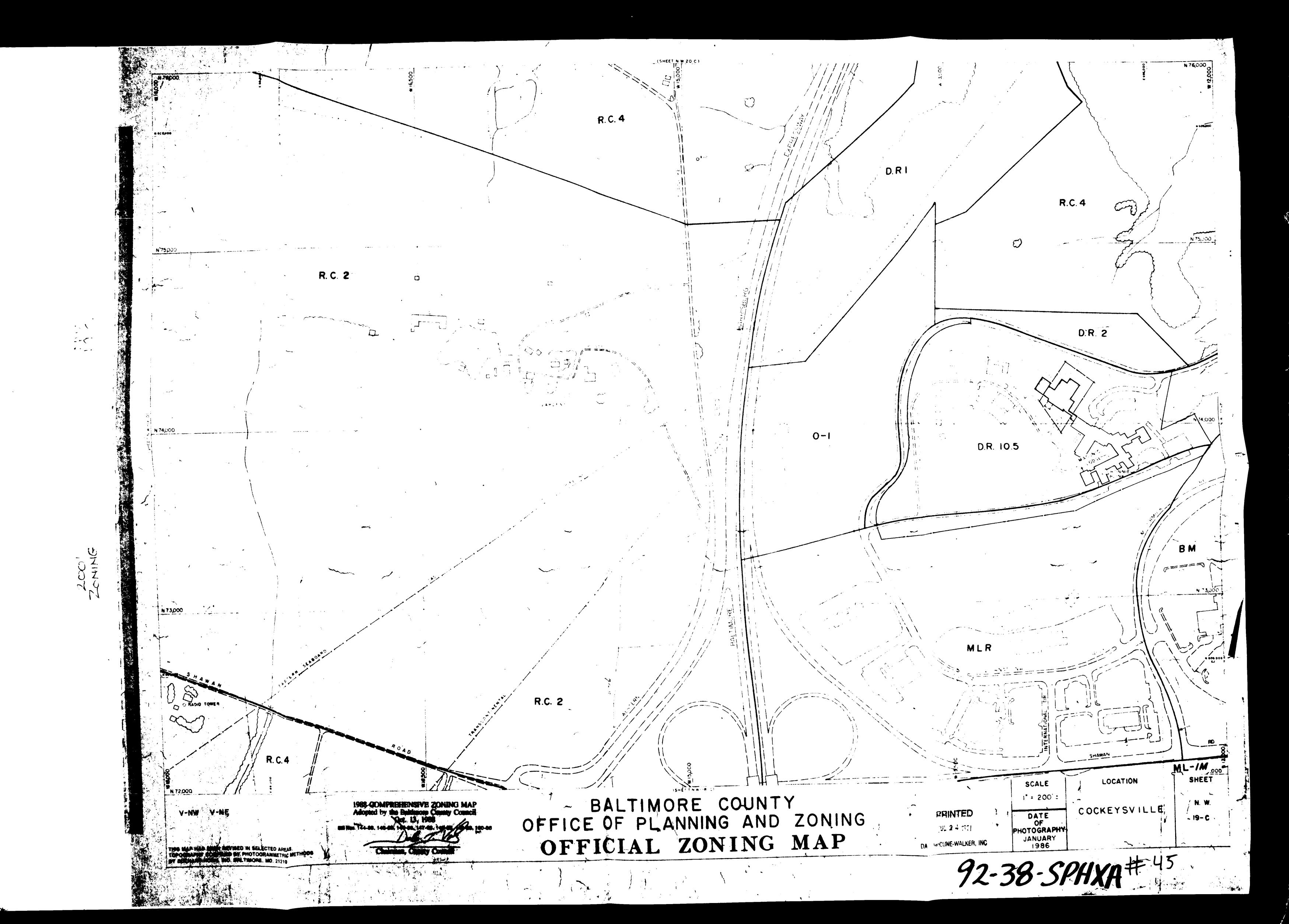


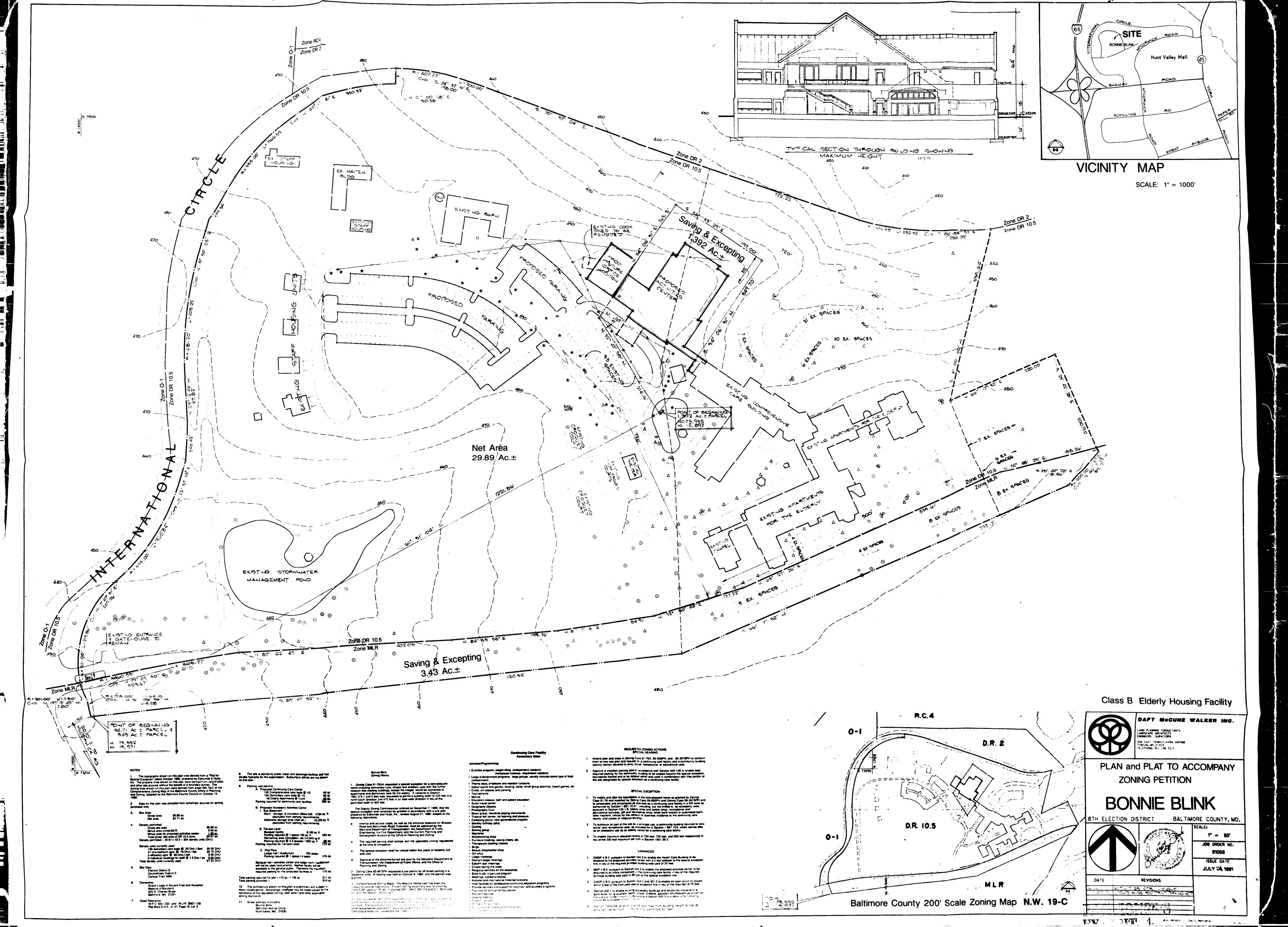
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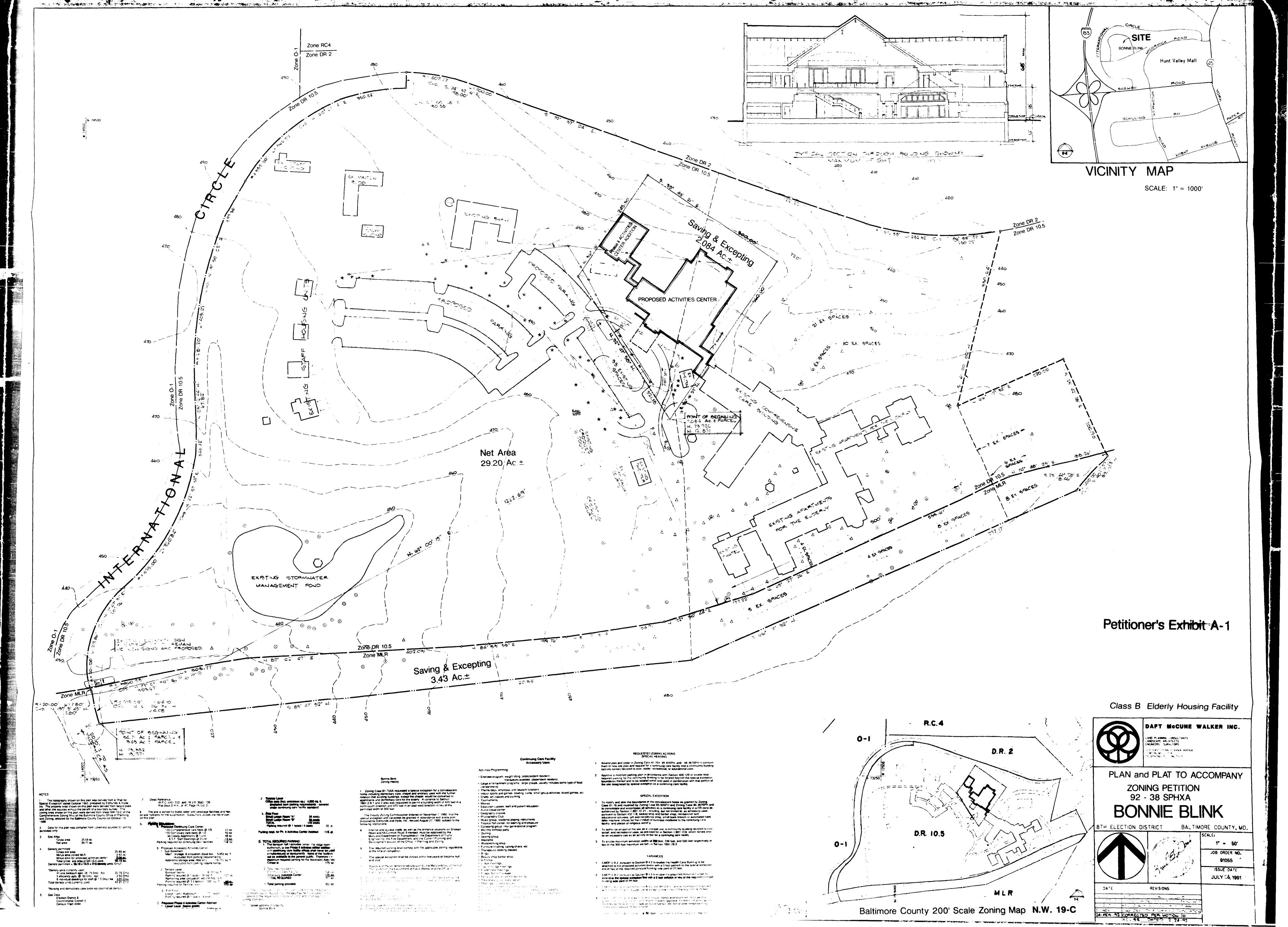
Numb.

1 0-1 5 001 5150

Please Make Checks Payable To. Baltimore County A remark to the







February 7, 1995

Mr. Arnold Jablon Baltimore County Zoning Administration and Development Management 111 West Chesapeake Avenue Towson, MD 21204

ZADM

Re: Zoning Case No. 92-38-SPHXA Bonnie Blink

Landscape Architects.

Daft-MC une-Walker, Inc. Dear Mr. Jablon:

Enclosed is a copy of the site plan to accompany zoning petitions for Bonnie Blink, the Maryland Masonic Home located in Hunt Valley. This facility was the subject of Zoning Case No. 92-38-SPHXA which requested a special hearing, special exception, and variances to amend previous zoning cases, permit a continuing care facility and a community building (Activities Center), and authorize a modified parking plan. The requested relief was granted by an order dated March 5, 1992, subject to the following restrictions:

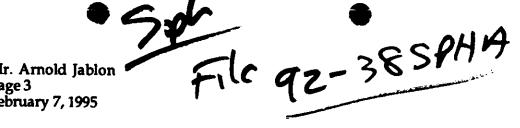
The plans and orders in Zoning Cases 81-376X, 85-90SPH, and 86-367SPH are hereby amended to conform to the new site plan and any earlier conditions imposed are stricken, and request for a continuing care facility and a community building (activity center) devoted to civic, social, recreational, or educational uses is granted. Luginiers Surreyors & 1.

- The modified parking plan is approved in accordance with Section 409.12B to enable total required parking for the community building to be located beyond the special exception boundaries thereof and to be located within and used in combination with that portion of the site designated by special exception as a continuing care facility.
- 3. The boundaries of the convalescent home as granted by Zoning Case 81-76 and modified by Zoning Case 85-90SPH and Zoning Case 86-367SPH are hereby modified and altered and consolidated to encompass all activities as a continuing care facility in a DR zone as authorized by Section 1.B01.1C.21, including, but not limited to, as accessory uses, pursuant to Section 432.1.B, beauty shop and barber shop, recreational and educational activities, gift and necessities shop, small bank branch or automated bank teller machine, offices for the conduct of business incidental to the continuing care facility, and places for religious worship.
- 4. The portion of the site as depicted on Exhibit 1-A is authorized for a principal use a community building devoted to civic, social, recreational uses, as provided for in Section 1.B01.1C.6, which serves also as an accessory use as an activity center for a continuing
- 5. The maximum elevation widths of 760 feet, 720 feet, and 500 feet, respectively, in lieu of the 300 foot maximum set forth in Section 1.B01.2B.2 are approved.
- 6. That pursuant to CMDP V.B.2. and Section 504.2, the Health Care Building may be attached to the proposed activities center with a 0 foot setback to the special exception line in lieu of the required principal building side yard of 20 feet.

Mr. Arnold Jablon Page 2 February 7, 1995

- That pursuant to CMDP V.B.2. and Section 504.2, the proposed activities center may extend 0 feet to the special exception line in lieu of the required principal building side yard of 20 feet to the special exception line.
- 8. That pursuant to CMDP V.B.2. and Sections 504.2 and 301.2, an open porch may project within 3 feet of the front yard/special exception line in lieu of the required 18.75 feet.
- The existing accessory building and structures, inclusive of a gatehouse, living quarters, barns, sheds, shelters, gazebos, and shuffle board, as shown on Exhibit 1-A, may be in the front or side yard and certain existing structures may exceed 15 feet in height
- 10. The 68 feet maximum building height to the top of the proposed activities center building roof in lieu of the permitted 50 feet is approved.
- 11. The time for commencement of the use of the special exception is five years from this
- 12. Prior to the issuance of any permits, Petitioner must provide all details required by all county agencies as a result of the modification to the originally approved Petitioner Exhibit A-1, including, but not limited to, all applicable zoning data.
- 13. The Petitioner may apply for its building permit and be granted it upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at that time is at its own risk until such time as the 30-day appeal time from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return. and be responsible for returning, said property to its original condition.

The property owner is now seeking building permits for the Phase II Activities Center addition as depicted on the plan. This building was originally to contain a small banquet facility on the ground floor, offices for the Bonnie Blink complex on the terrace level, and several small lodge rooms and supporting spaces on the upper floor. In the ensuing years since the zoning plan was first devised, the program requirements have been reconsidered, and the Phase II building redesigned. The ground floor has been enlarged to accommodate lodge rooms for the York Rite and smaller Masonic assemblies. The terrace level will continue to be offices and the upper floor will now house a library and educational display areas for Masonic memorabilia and artifacts. As was the case when the original zoning plan was filed, the lodge rooms in the proposed Phase II addition will not be used concurrently with the now existing Activities Center lodge room. The large room in the Activities Center is used for the Grand Lodge Communications meetings. These meetings are attended by members of Blue Lodges from across the state. Because of the state-wide participation in the Communications meeting, no other activities take place during that time. Therefore, the proposed lodge rooms, office space, library and educational display areas in the Phase II building do not contribute to parking needs in an additive fashion. The approved modified parking plan was calculated based on the 700 seat capacity of the Grand Lodge Room assuming no concurrent use with the other facilities that are a part of the Activities Center. All of the setbacks, building lengths, heights and conditions of the originally granted variances will be adhered to by the proposed facility.



We feel that the proposed Phase II Activities Center addition still falls within the spirit and intent of the original zoning order granting the relief for the continuing care facility and community building devoted to civic, social, recreational, or educational uses as well as the modified parking plan. We respectfully request that you review the enclosed plan and confirm our opinion that no further zoning authority is required prior to issuing a building permit.

We would appreciate your consideration of this matter. Should you have any questions or require further information regarding this matter, please feel free to

Our check in the amount of \$40 is enclosed.

in the orderest of speed and comment, we are replying to year latter self-compared review. If you need these orderestion, do not heatable to call or units. Therety you for your returned.

February 13, 1995

8th Election District

Dear Mr. Morelock:

Staff has reviewed the revised proposal and plans and has determined that due to the limited nature of the changes and the lack of any protestants at the zoning public hearing, that the revised red-line plan can be approved as being within the spirit and intent of the original order in case number 92-38-SPHXA.

Therefore, no further zoning authority is required prior to issuing a building permit subject to the following understanding:

Please be aware that this response is for zoning only and is not intended to address any other county agency requirements. Be aware that staff suggest that you contact a Development Review Committe representative at 887-3335, to request approval requirements for any CRG plan changes.

JLL:jaw